



The City of Grove City, Ohio

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Planning Commission Staff Report
Lower Level Conference Room
January 3, 2017 1:30pm

1. APPLICATION: 2102 Edwards Road | Rezoning (SF-1 to C-1)

Project Number: 201612070083

Location: 2102 Edwards Road (040-009824)

Proposal: To rezone 2102 Edwards Road from SF-1 to C-1 for future commercial development

Applicant: Robert Nygren, 570 N. State Street, Suite 110, Westerville, Ohio 43082

Relevant Code Section(s):

- 1139.03, Method of Zoning Change – Reversion of Zoning Classification

Project Summary

The applicant is proposing to rezone 2102 Edwards Road from SF-1 (Single Family Residence) to C-1 (Service Commercial) for future commercial development on the property. The site is located at the northwest corner of Edwards Road and McDowell Road and currently contains a single-family residential structure and a detached garage.

The site is bordered by a variety of zoning districts. The property adjacent to the north, 2121 Sonora Drive, was recently rezoned to C-1 in October 2016. The property to the south, across Edwards Road, is zoned R-2 and is currently a vacant lot. The properties located to the west and northwest are located in Jackson Township and are zoned as SURB for Suburban Residential. The property to the east, on the east side of McDowell Road, is zoned IND-2 and contains two large warehouse facilities.

It should be noted that future development on the site will be required to comply with all C-1 district requirements. This district is approved for uses including but not limited to beauty and barber shops, insurance carriers, eating places, banks, and retail stores.

Staff believes the proposed rezoning is appropriate for the area given its proximity to other similarly zoned properties and the commercial character of the area.

Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning as submitted.